

**Chapter 19.110*****Commercial and Office Zones (O, CR, CG and CRC)*****19.110.010 Purpose**

Four commercial and office zones are established to implement the four commercial and office land use designations in the General Plan. The purpose of each commercial and office zone is as follows:

**A. Office Zone (O)**

The Office Zone (O) is intended for the location of offices for administrative, business and professional activities, that involve a relatively low volume of direct customer contact. The Zone is also established to allow limited commercial uses that support the office uses and their employees.

**B. Commercial Retail Zone (CR)**

The Commercial Retail Zone (CR) is intended for a broad range of indoor oriented retail sales and service, and office uses as either stand-alone businesses or as part of commercial centers or office developments.

**C. Commercial General Zone (CG)**

The Commercial General Zone (CG) is intended to allow for more intense service commercial retail, office, and repair uses. The CG Zone allows for some outdoor retail uses.

**D. Commercial Regional Center Zone (CRC)**

The Commercial Regional Center Zone (CRC) is intended for intense, regional-serving commercial uses. The areas are located adjacent or in proximity to freeways and arterial roadways that accommodate regional traffic.

**19.110.020 Permitted Land Uses**

- A. Table 19.150.020 A (Permitted Uses Table), Table 19.150.020 B (Incidental Uses Table and Table 19.150.020 C (Temporary Uses Table) in Chapter 19.150 (Base Zones Permitted Land Uses) identify permitted uses, permitted accessory uses, and uses permitted subject to the approval of a minor conditional use permit or conditional use permit, or subject to the approval of some other specified permit. Uses not listed in the Tables are prohibited unless, pursuant to the provisions of Chapter 19.060 (Interpretation of Code), the Zoning Administrator determines that such use is similar to and no more detrimental than a listed permitted or conditional use.

- B. The provisions set forth in Chapter 19.215 (Neighborhood Commercial Overlay Zone – NC) may be applied to any commercial zone and may further limit the uses permitted.

### 19.110.030 Commercial Development Standards

Table 19.110.030 (**Commercial and Office Development Standards**) sets forth the minimum development standards for each of the commercial and office zones.

**Table 19.110.030**

#### Commercial and Office Development Standards

Development Standard	O	CR	CG	CRC	Notes, Exceptions & Special Provisions
Floor-Area-Ration (FAR) - Maximum	1.0	0.50	0.50	0.50	See note 2
Lot Area - Minimum	20,000 sq. ft. <sup>3</sup>	20,000 sq. ft. <sup>3</sup>	20,000 sq. ft. <sup>3</sup>	10 acres	See note 3
Lot Width - Minimum	65 ft.	60 ft.	100 ft.	300 ft.	Pursuant to Title 18 (Subdivision Code)
Lot Depth - Minimum	100 ft.	100 ft.	100 ft.	100 ft.	Pursuant to Title 18 (Subdivision Code)
Building Height - Maximum	40 ft.	45ft.	45 ft.	75 ft.	See also Chapter 19.200 – Building Stories Overlay Zone (S)
Front Yard Setback - Minimum	15 ft.	0 ft.	0 ft.	50 ft.	Front yard setback shall be increased by 2 ½ feet per story for any story over the second story <del>for any commercial or office zone.</del>  See Chapter 19.180 – Building Setback Overlay Zone.
Side Yard Setback - Minimum  A. Interior Side B. Street Side	5 ft. 15 ft.	0 ft. 0 ft.	0 ft. 0 ft.	20 ft. 50 ft.	Side yard setbacks shall be increased by 2 ½ feet per story for any story over the second story <del>for any commercial and office zone.</del>  Whenever a CRC Zone property abuts a property zoned for residential use, the setback shall be 50 ft. with at least 10 feet of landscaping.
Rear Yard Setback - Minimum	0 ft.	0 ft.	0 ft.	0 ft.	Whenever a CRC Zone property abuts a property zoned for residential use, the setback shall be 50 ft. with at least 10 feet of landscaping.
Landscape Setbacks	Varies	Varies	Varies	Varies	See Chapter 19.580 – Parking and Loading

**Table 19.110.030****Commercial and Office Development Standards**

<b>Development Standard</b>	<b>O</b>	<b>CR</b>	<b>CG</b>	<b>CRC</b>	<b>Notes, Exceptions &amp; Special Provisions</b>
Landscape Setback from any Freeway Right-of-way	5 ft.	5 ft.	5 ft.	20 ft.	

**Table 19.100.030****Notes:**

1. The setback areas specified may be used for the following purposes:
  - a. Off-street parking, loading and traffic circulation, including lights for the illumination of such areas, except where landscaped areas may be required by the Planning Commission; or Chapter 19.580 (Parking and Loading).
  - b. Signs necessary to direct and control vehicular and pedestrian traffic within the shopping center;
  - c. The permitted signs identifying the shopping center.
2. The Approving **or Appeal** Authority may make findings to allow a development project to exceed a maximum FAR when it is determined that such project (a) will not have a detrimental effect on infrastructure and municipal services, (b) will not adversely impact the surrounding neighborhood, and (c ) will not likely set a precedent for additional development that would adversely affect infrastructure, service or surrounding land uses. Variance findings pursuant to Chapter 19.720 (Variance) are not required.
3. ~~Adaptive reuse of a residential property for office or commercial uses—20,000 square feet and 100 feet of frontage on the primary street serving the site; a minimum lot size of no less than 12,000 square feet may be acceptable upon making findings that the existing character of the area makes a smaller lot area appropriate for adaptive reuse (e.g., conversion of a residence to an office):~~ **Smaller minimum lot areas may be established by a master plan for the center or for the adaptive reuse or development of existing infill lots.**

### **19.110.040 Additional Standards, Regulations and Requirements for Commercial & Office Development**

#### **A. Walls**

Where any commercial zone adjoins any lot zoned for residential use, a minimum six-foot-high decorative masonry wall shall be erected and maintained along such property line. However, such wall shall be limited in height to 3 feet within the front yard setback requirement.

#### **B. All Activities to be Conducted Indoors**

All activities shall be conducted wholly within a building except those activities specifically permitted within Article VII.

#### **C. Access by Easement Permitted**

Direct access to a public street or alley is not required for individual parcels within a commercial or office complex if permanent access to the parcel is provided by **a** recorded easement ~~of the complex~~.

D. Temporary Sales

Temporary sales activities are permitted subject to the regulations set forth in Chapter 19.740 (Temporary Use Permit).

E. Screening of Mechanical Equipment

The screening of mechanical equipment shall comply with regulations set forth in Chapter 19.555 (Outdoor Equipment Screening).

F. Screening of Trash Receptacles

The screening of trash receptacles shall comply with regulations set forth in Chapter 19.554 (Trash/Recyclable Materials Collection Area Enclosures).

G. Utilities

Utilities shall be installed and maintained as set forth in Chapter 19.555 (Outdoor Equipment Screening).

H. Landscaping

Landscaping shall be provided and continuously maintained as set forth in Chapter 19.570 (Water Efficient Landscaping and Irrigation).

I. Parking

Parking shall be provided as set forth in Chapter 19.580 (Parking and Loading).

J. Lighting

1. All outdoor lighting associated with commercial uses adjacent to or within the immediate vicinity of residential uses shall be designated with fixtures and poles that illuminate commercial uses, while minimizing light trespass into residential areas.
2. The candlepower of outdoor lighting shall be the minimum required for safety purposes.
3. The provisions of Section 19.590.070 (Light and Glare) shall apply.
4. The provisions of Chapter 19.556 (Lighting) shall apply.

**19.100.050 Sign Review Required**

No new building, structure, outdoor dining area, sign, or exterior alteration and no enlargement of an existing building, structure, outdoor dining area or sign shall be commenced in any

commercial or office zone until Design Review approval has been granted pursuant to Chapter 19.710 (Design Review).

### **19.110.060 Other Regulations Applicable to all Commercial and Office Zones**

In addition to the requirements contained in this Chapter, regulations contained in the following Titles of the Riverside Municipal Code and other Chapters of the Zoning Code may apply.

Title 5: Business Taxes, Licenses and Regulations

Chapter 5.04: Taxes, Licenses and Regulations

Chapter 5.16: Close-Out Sales

Chapter 5.24: Dance Halls and Public Dances

Chapter 5.28: Poolrooms

Chapter 5.32: Transient Occupancy Tax

Chapter 5.38: Pedestrian Food Vendors

Chapter 5.48: Swap Meet

Chapter 5.52: Massage

Chapter 5.60: Bingo

Chapter 5.64: Motor Vehicle Fuel Price Posting

Chapter 5.65: Convalescent Transport Vehicles

Chapter 5.66: Ambulances

Title 6: Health and Sanitation

Chapter 6.08: Regulation of Food Establishments and Food Facilities

Chapter 6.09: Regulation of Food Handlers

Chapter 6.13: Exterior Structure Maintenance

Chapter 6.14: Landscape Maintenance

Chapter 6.15: Abatement of Public Nuisances

Chapter 6.16: Fly-Producing Conditions

Title 7: Noise Control

Title 8: Animals

Chapter 8.18: Commercial Kennels

Title 9: Peace, Safety and Morals

Chapter 9.07: Charge for Police Response to Loud or Large Parties

Chapter 9.09: Public Pay Telephone Regulations

Chapter 9.16: Litter and Littering

Chapter 9.40: Adult-Oriented Businesses

Chapter 9.42: Fortunetelling and Occult Arts

Chapter 9.48: Disclosure of Hazardous Materials

Title 16: Building and Construction

Title 17: Grading

Title 18: Subdivision

Title 20: Cultural Resources